

LOT B R583991
IN OR 614 PG 265
NASSAU OAKS SEC 1 UNR

MACKNET RONALD & JOYCE P
56033 COLBY DRIVE
CALLAHAN, FL 32011

2026

48-3N-25-4195-000B-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 80			
Interior Wall	04	PLYWOOD 20			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	01	NONE 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Quality		02	Quality Level 02		
DOR CODE		0200	MOBILE HOME		
MAP NUM			MKT AREA		05
NEIGHBORHOOD/LOC		5011.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	31,289
TOTALS	1,620			1,620	31,289

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,620	75.7400	64.38	104,296	1984	1984	0	0	70.00	30.00
1 M/H 93- 100% - 1991 Heated Area: 1620 HX Base Yr 1991											
27 BAS 1993 27											

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